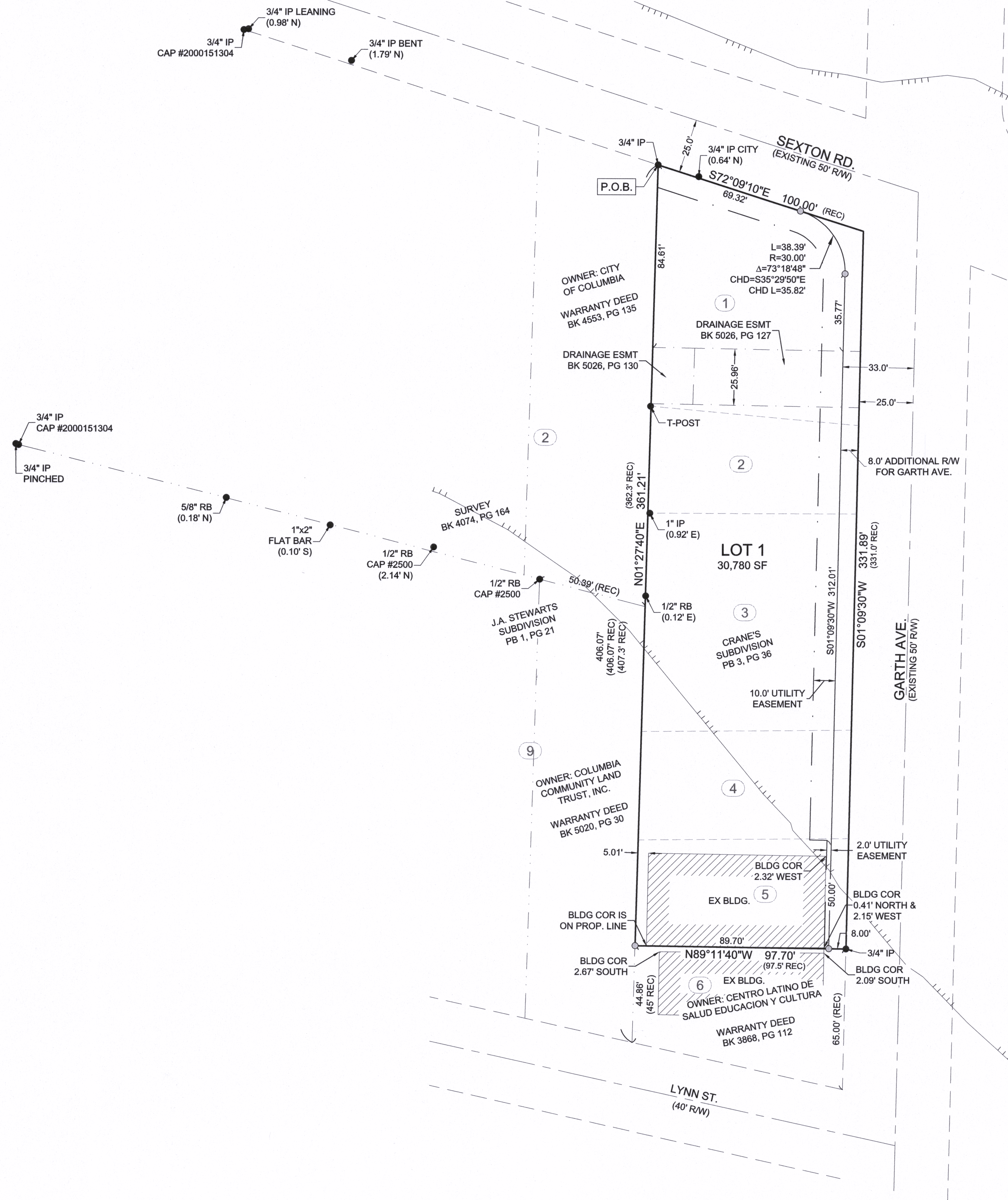
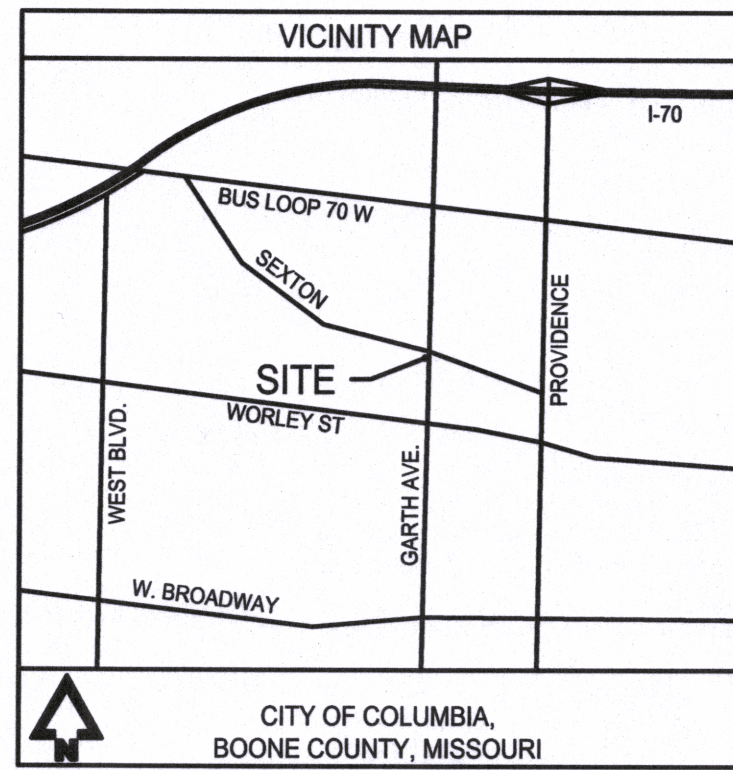


REPLAT JESUS HOUSE SUBDIVISION, PLAT 1

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH,
RANGE 13 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI.



GENERAL LEGEND

BOUNDARY LINE	———
PROPERTY LINE	———
SECTION LINE	———
EASEMENT LINE	———
FIELD FENCE	———
ROAD CENTERLINE	———
FLOODPLAIN	———
FOUND RW MARKER	●
FOUND IRON PIPE/REBAR	○
FOUND DRILL HOLE	⊗
SET 1/2" REBAR	○
FOUND PLSS CORNER	■
POINT OF BEGINNING	P.O.B.
ABBREVIATIONS:	
RIGHT-OF-WAY	R/W
BOOK AND PAGE	BK, PG
PLAT BOOK AND PAGE	PB, PG
RECORD	REC
POINT OF BEGINNING	POB
FOUND	FND
IRON PIPE	IP
REBAR	RB
LINE LENGTH	L
RADIUS	R
CENTRAL ANGLE	Δ
CHORD BEARING	CHD
CHORD LENGTH	CHD L

THIS PLAT APPROVED BY THE CITY COUNCIL
PURSUANT TO ORDINANCE # _____
ON THIS _____ DAY OF _____ 2024.

BARBARA BUFFALO, MAYOR

ATTEST:

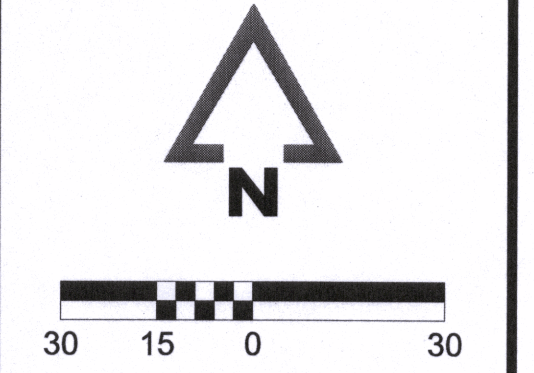
SHEELA AMIN, CITY CLERK

McCLURE™
2001 W Broadway
Columbia, MO 65203
P 573-814-1568
F 573-814-1128
Ankeny, IA | Carroll, IA | Clive, IA
Cedar Rapids, IA | Fort Dodge, IA
North Liberty, IA | Sioux City, IA
Macon, MO | Columbia, MO
North Kansas City, MO
Lenexa, KS

NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

MISSOURI (LS) CERTIFICATE OF AUTHORITY NO. 2012009395
EXPIRES: DECEMBER 31, 2024

SURVEY PREPARED FOR:
JESUS HOUSE COLUMBIA
PROJECT NAME:
JESUS HOUSE PLAT 1
PROJECT LOCATION:
BOONE COUNTY, MO
McCLURE PROJECT No.
2023001822



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION, MDDOT CORS VRS NETWORK, NAD83 (2011)

Christopher M. Sander
STATE OF MISSOURI
CHRISTOPHER SANDER
NUMBER: PLS-2023013178
PROFESSIONAL LAND SURVEYOR
Christopher M. Sander
MO LS-2003013178
January 18, 2024



STATE OF MISSOURI
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 18th DAY OF January 2024.
Leah Johnson
LEAH JOHNSON, NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 15, 2025

PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI BEING ALL OF LOTS 1 THROUGH 5 OF CRANE'S SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 36, ALSO DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5790 AT PAGE 39, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID CRANE'S SUBDIVISION, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SEXTON AVENUE; THENCE ALONG THE NORTH LINE OF SAID PLAT AND SOUTH RIGHT-OF-WAY LINE OF SEXTON AVENUE, S72°09'10"E, 100.00 FEET TO THE NORTHEAST CORNER OF SAID PLAT, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF GARTH AVENUE; THENCE ALONG THE EAST LINE OF SAID PLAN AND SAID WEST RIGHT-OF-WAY LINE, S01°09'30"W, 331.89 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF SAID PLAT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND FOLLOWING SAID SOUTH LINE OF LOT 5, N89°11'40"W, 97.70 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT ALSO BEING ON THE EAST LINE OF THE SURVEY FOR COLUMBIA HOUSING AUTHORITY AND THE CITY OF COLUMBIA AS RECORDED IN BOOK 4074, PAGE 164; THENCE ALONG THE WEST LINE OF SAID PLAT AND THE EAST LINE OF SAID SURVEY, N01°27'40"E, 361.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 33,540 SQUARE FEET OR 0.77 ACRES.

CERTIFICATION:

I HEREBY CERTIFY THAT I COMPLETED A SURVEY FOR THE DESCRIBED PROPERTY IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

NOTES

- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI BOARD RULE 20 CSR 2030-16.040(2)(A)
- PORTIONS OF THIS TRACT ARE LOCATED IN ZONE X SHADED (A FLOOD HAZARD AREA WITH A DRAINAGE AREA LESS THAN 1 SQUARE MILE) AS SHOWN BY THE F.E.M.A. FIRM PANEL #29019C0280E DATED APRIL 19, 2017.
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS UNLESS OTHERWISE NOTED AS CHD. FOR CHORD DIMENSIONS
- A TITLE COMMITMENT WAS PROVIDED BY BOONE CENTRAL TITLE COMPANY FILE NUMBER 2304521 DATED NOVEMBER 14, 2023.
- SEMI-PERMANENT MONUMENTS TO BE SET AT EXTERIOR CORNERS SHALL BE SET BEFORE THE PLAT IS RECORDED. REMAINING MONUMENTS SHALL BE SET FOLLOWING CONSTRUCTION BUT NOT MORE THAN 12 MONTHS AFTER THE PLAT IS RECORDED.
- THIS TRACT IS EXEMPT FROM STREAM BUFFER REQUIREMENTS AS DEFINED IN SECTION 12A-232(a)(2) OF THE CITY OF COLUMBIA ORDINANCES AS IT WAS PLATTED PRIOR TO JANUARY 2, 2007.
- DUE TO THE RECENT CONSTRUCTION OF SIDEWALK ALONG THE NORTH LINE OF LYNN AVENUE, NO MONUMENTS WERE RECOVERED.
- SQUARE FOOTAGES ARE CALCULATED VALUES AND ARE NOT INTENDED TO REPRESENT THE PRECISION OF THE SURVEY.

KNOW ALL MEN BY THESE PRESENTS

JESUS HOUSE COLUMBIA, A MISSOURI NONPROFIT CORPORATION, BEING THE SOLE OWNER OF THE HEREON DESCRIBED TRACT, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT.

EASEMENTS, OF THE TYPES AND AT THE LOCATIONS AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

RIGHT-OF-WAY FOR GARTH AVENUE AND SEXTON AVENUE AS SHOWN, IS HEREBY DEDICATED TO THE CITY OF COLUMBIA FOR PUBLIC USE, FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED:

Femi Ogungbade
FEMI OGUNGBADE, PRESIDENT

ON THIS 15 DAY OF FEBRUARY IN THE YEAR 2024, BEFORE ME PERSONALLY APPEARED FEMI OGUNGBADE, PRESIDENT OF JESUS HOUSE COLUMBIA, A MISSOURI NONPROFIT CORPORATION, WHO BEING BY ME DULY SWORN, DID SAY THAT SAID INSTRUMENT WAS SIGNED BY THEM AS A FREE ACT AND DEED FOR THE PURPOSES THEREIN STATED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.

Leah Johnson
NOTARY PUBLIC

